

FENNER PLANNING BOARD
July 19, 2006 – 7:30 pm

MINUTES

Members present: Donna Griffin, Judy Carmon, Pete Snyder and Lori Bodley.
Donna called the meeting to order at 7:40PM. We reviewed the minutes from June.
Pete made a motion to accept as written, Lori seconded. Approved.

Preliminary Sub-Division-Susan Stucker-Rapalski. Susan's brother Tom Stucker Had started the process to sub-divide his land before he passed away, she had decided to Continue it. Susan would like to sell the lot with the house and keep the 2 ½ acre lot. She will have the survey map modified and a public hearing will be published for 08/16/06 at 7:45 PM.

Special Use Permit- Marlin Brown. The public hearing was opened at 7:50PM. Paul and Lucy Brown came forward to see what was being proposed. Marlin explained that he would like to build a storage facility pole barn about ninety feet from the road. He will put an office in the front of the building for his business with the potential for side storage to be built later. Side storage meaning separate bays with an individual door. All items being stored will be under cover in the pole barn. The size of the facility would be about 80' x 200'. Paul Brown does not feel that this idea is fitting within an "A" zone. He is not happy with it being a business venture. He feels that it is setting a bad precedent for the town. Lucy is concerned with anything being stored outside and also the potential that her property may be devalued when they want to sell to make some money. Marlin's intention is to keep everything that he is being paid a storage fee inside. He will put his equipment in if he has room. Carol Mitchell asked him why he doesn't keep his equipment on his own land and told her he was. Carol wondered how many spaces would be rented out and Marlin told her that depended on the size of the items being stored. He is building this for motor homes and boats and cars, etc. not household goods. Mrs. Lutness was concerned with her view being affected. Tom Mitchell is wondering about the business end of it. Marlin is not planning on putting any pole type security lighting up or a chain fence at this time. The pole barn will be 200' long along the road. Marlin is planning on having a nice pole barn built with a seeded lawn that will be mowed and a nice driveway. Mr. Lutness is concerned with changing the character of the neighborhood. Paul Brown is concerned that Marlin will keep his own things outside so he can rent more spaces. Marlin is trying to build for his future retirement with this venture. Marlin is trying to build for his future retirement with this venture. Mrs. Lutness asked for Marlin's assurance that if the pole barn has room he will keep his equipment inside. It was suggested that in the summer most likely his building will be empty so his equipment will be stored inside and that he could store his equipment on the back side of the building in the winter to keep it out of sight. I expressed my own selfish opinion that I would rather have the storage business where people will drop off a couple weekends a year and pick up a couple weekends a year instead of seeing houses built all along the road which he could do. Tom Mitchell is concerned about fencing and lighting and also the precedent being set of a business in an "A" zone. Donna asked for suggestions for stipulations for the special use permit. They were listed as:

- No pole lighting in the parking lot like at Wal Mart
- No outside storage (commercially) prefer all things stored in side if room permits

Pet made a motion to accept the Special Use Permit 071906-01 with the restrictions Of no outside commercial storage and minimal outside lighting to satisfy the insurance company requirements. Business must be operated at normal business hours between 8:00AM and 8:00PM. If any security fencing will be installed Marlin will need to come before the board for a review. Lori seconded. All approved. The town board will be hosting a public hearing on 08/09/06 at 8:30PM for review of The Irish Ridge Road zone change.

Pete made a motion to adjourn, Lori seconded. All approved.

Respectively submitted,

Judy Carmon

Planning board Secretary